



City of Vancouver *Land Use and Development Policies and Guidelines*

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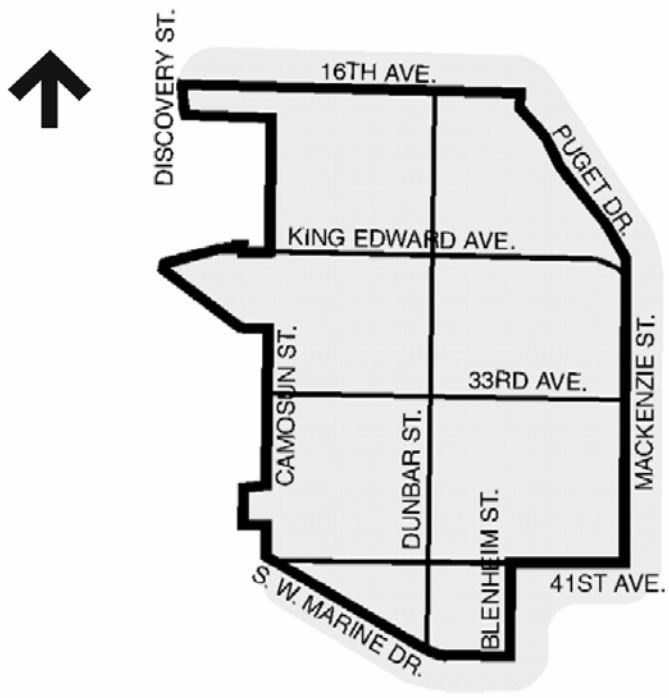


DUNBAR COMMUNITY VISION

Adopted by City Council on September 10, 1998

The following information has been extracted from 2 sources: the Dunbar Community Vision and a report adopted by Council on July 27, 2000 on conditional use applications in visioned areas. For a complete set of Council-approved Vision Directions for Dunbar, please refer to the “Dunbar Community Vision” document which is available free from the internet at vancouver.ca/visions or from the Planning Department (604.871.6126) at a cost.

- 1 COMMUNITY VISION: GENERAL DESCRIPTION
The Dunbar Community Vision applies to the area outlined on the map below.



The Dunbar Community Vision describes the kind of community people want Dunbar to become over the next 10 to 20 years. The Vision illustrates how CityPlan directions (adopted by City Council in 1995) should be implemented in Dunbar. Over 100 Vision directions cover topics like: shopping areas; existing single-family areas; new housing types; traffic and transportation; greening, parks, streets and lanes; community services and facilities; and community identity and involvement.

The Dunbar Community Vision will be used by City Council and staff to help guide future planning, to set priorities for capital projects, to direct City programs and services, and make decisions affecting the community.

2 REZONING POLICY

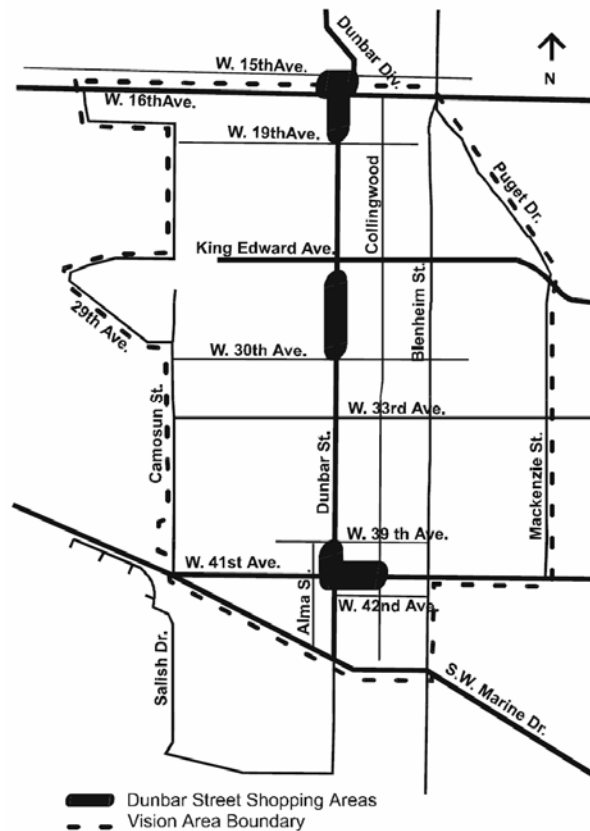
For the most part, additional area planning will be required before any zoning changes will be considered, and individual rezonings will not be considered prior to this planning. However, there are some cases where individual rezonings may be considered without additional planning, including heritage retention projects, social or affordable housing projects, institutional uses, and seniors low-rise housing. Refer to page 41 of the Dunbar Community Vision for more information.

3 DEVELOPMENT APPLICATIONS UNDER EXISTING ZONING

Generally, development is anticipated to continue under existing zoning regulations, with development applications processed as usual, since such development will not significantly contradict adopted Vision Directions.

The exceptions are some conditional uses in C-2 zones located in three neighbourhood shopping areas identified by the Vision as areas for active, pedestrian-friendly shops and services (see map and notes below). Conditional uses in these zones that provide auto access from the street frontages and/or parking facilities in front of buildings, and/or buildings without storefronts, would, if permitted at grade along the shopping area street frontages identified below, contradict these policy Directions. The C-2 regulations require that, in considering conditional uses, account be taken of “all applicable policies and guidelines” adopted by Council. Consequently, new proposals of conditional uses in these locations that are inconsistent with the Vision Directions, while they will be considered individually, will generally not be supported. Prospective applicants are encouraged to seek early advice from the Community Visions Implementation team.

SHOPPING AREAS IDENTIFIED IN THE DUNBAR COMMUNITY VISION



Relevant Vision Directions for these areas may be found in the Dunbar Community Vision in Section 1.